004.0	0008	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,001,000 / 1,001,000
					USE VALUE: 1,001,000 / 1,001,000
					ASSESSED: 1,001,000 / 1,001,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59	-59A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIELSON CHRISTINE N/ TRUSTEE
Owner 2:	LUCREZIANO FAMILY REALTY TRUST
Owner 3:	
Street 1:	18 BATES DR
Street 2:	
Twn/City:	NASHUA
St/Prov:	NH Cntry: Own Occ: Y
Postal:	03064 Type:

PREVIOUS OWNER

Owner 1:	LUCREZIANO SALVATORE/IRENE -
Owner 2:	TRS/LUCREZIANO TRUST -
Street 1:	59 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3038 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3950.000	565,900	4,300	430,800	1,001,000
Total Card	0.091	565,900	4,300	430,800	1,001,000
Total Parcel	0.091	565,900	4,300	430,800	1,001,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.49 | /Parcel: 329.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4550
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

!484!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	565,900	4300	3,950.	430,800	1,001,000	1,001,000	Year End Roll	12/18/2019
2019	104	FV	414,400	4300	3,950.	457,700	876,400	876,400	Year End Roll	1/3/2019
2018	104	FV	414,400	4300	3,950.	333,900	752,600	752,600	Year End Roll	12/20/2017
2017	104	FV	383,800	5100	3,950.	290,800	679,700	679,700	Year End Roll	1/3/2017
2016	104	FV	383,800	5100	3,950.	247,700	636,600	636,600	Year End	1/4/2016
2015	104	FV	341,300	5100	3,950.	242,300	588,700	588,700	Year End Roll	12/11/2014
2014	104	FV	341,300	5100	3,950.	199,200	545,600	545,600	Year End Roll	12/16/2013
2013	104	FV	355,400	5100	3,950.	189,600	550,100	550,100		12/13/2012

PRINT

Date	Time
12/10/20	16:16:17

LAST REV

Date	Time
02/06/19	15:23:50

mmcmakin

484

USER DEFINED

Prior Id # 1:	4550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCREZIANO SALV	72121-12	1	1/14/2019	Convenience	1	No	No		
LUCREZIANO SALV	46218-161		10/4/2005	Family	99	No	No		
	16020-282		2/1/1985		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/1999	347	Manual	6,879					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	294	PATRIOT
11/9/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3950		Sq. Ft.	Site		0	80.	1.36	1									430,800						430,800	

Total AC/HA: 0.09068 | Total SF/SM: 3950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 430,800 | Spl Credit | Total: 430,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99562210
Const Adj.:	0.98990101
Adj $ / SQ:	167.546
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695186
Depreciation:	129305
Depreciated Total:	565882

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

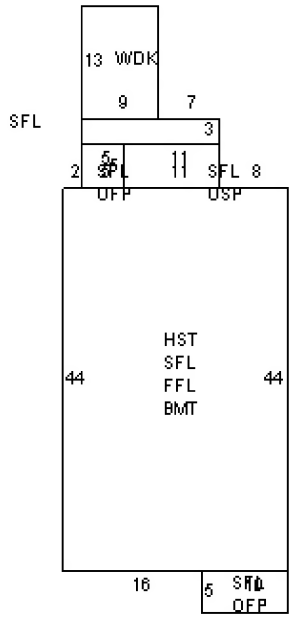
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,322	167.550	221,496
BMT	Basement	1,144	50.260	57,502
FFL	First Floor	1,144	167.550	191,673
HST	Half Story	572	167.550	95,837
WDK	Deck	117	14.400	1,685
OFP	Open Porch	75	38.110	2,858
OSP	Screen Porch	55	47.910	2,635

Net Sketched Area:	4,429	Total:	573,686
Size Ad	3038	Gross Are	5001	FinArea	3038
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.55
Special Features:	0	Val/Su Net:	127.77
Final Total:	565900	Val/Su SzAd	186.27

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	FR	1926	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300